

The Board of Mayor and Aldermen of the City of Waveland, Mississippi, met in Special session at the Waveland City Hall Boardroom, 301 Coleman Avenue, Waveland, MS. on June 30, 2018 at 6:30 p.m. to take action on the following matters of City business.

NOTICE OF MEETING TO DISCUSS BLIGHTED PROPERTIES LISTED BELOW (EXHIBIT A)

ROLL CALL

Mayor Smith noted for the record the presence of Aldermen Burke, Richardson, Lafontaine and Piazza, along with Deputy City Clerk Tammy Fayard and City Attorney Rachel Yarborough.

Re: 600 Highway 90, Waveland, Mississippi (old Day's Frontier Property)

Mrs. Yarborough: What I would like to do is just give a brief history of all of the action that's been taken on this property before we get into the merits of today. So, this actually began with this Board in 2015, with in November, where it was talked about in the Aldermen's comments section requesting some action being taken. That eventually turned into a formal review with the property being set under 21-19-11 on December 5th, 2017. At that hearing; that was the first formal public hearing and Board finding. The Board did find that the property was a nuisance, and specifically moved that, based on the totality of the evidence and comments at the meeting, that the building was so deteriorated and dilapidated, and so out of repair that the building was dangerous, unsafe and otherwise unfit due to decay and damage, that partial or complete collapse was possible making the structure a nuisance to the health, safety and welfare of the Community. Then, on December 20, 2017, Mr. Bill Carrigee presented himself to the Board on behalf of the property owner, Miss Tang, and requested that the Board reconsider and allow him to submit information, further information, to the Board concerning a letter from a structural engineer that the building was structurally sound and that the property owner planned to have a completed building within 45 days from that December 20th date. The Board then authorized a second Public Hearing to be held on January 17th 2018 and authorized the Building Official to consider issuing a Demolition Permit. On that Public Hearing, which was scheduled and held January 17th, 2018, it was re-noticed formally and set, and all parties were notified properly. No property owner or representative of a property owner appeared. The public hearing was then rescheduled by the Board until February 6, 2018; on the February 6, 2018 hearing, again the public hearing was rescheduled to March 6, 2018. On March 6, 2018, again no property owner, nor representative was present for the property at 600 Highway 90. There was discussion among the Board of necessity of an Engineer's Report regarding the pieces of the structure that Mr. Carrigee deemed viable, and that the Building Official and the Board would need to review that information before the next scheduled public hearing. The Board reset another public hearing for April 3, 2018. On March 15, 2018 City Attorney Rachel Yarborough emailed Mr. Carrigee, and I'd (Rachel Yarborough) like to make that part of the record, which stated, "*Dear Mr. Carrigee, please confirm by email that you've been officially retained by the property owner of 600 Highway 90 property. Also, please confirm the property owner's intentions regarding her request to address the Board regarding the property, given that a Public Hearing was notice and scheduled for the last regular meeting with no representative on her behalf. The Board rescheduled the Public Hearing for April 3, 2018 at 6:30; if she does not intend to appear, or send a reprehensive, please let the City know so we can save our efforts and resources. Further, if it is still the property owner's intention to address the Board, the Board has requested that you or the property owner submit any information as soon as possible, including an Engineer's report you would like the Board to consider so each Alderman and the Building Department may review before the hearing. Regards, Rachel Yarborough.*" On April 3rd, 2018 another Public Hearing was held, and schedule and noticed. Mr. Carrigee represented to the Board that a full set of plans with Engineer's certificate would be submitted to the Building Official within 1 week and that motion read specifically, "It was moved by Alderman Burke and seconded by Alderman Richardson to authorize the applicant, without any waiver of any rights or determination of the final order of

December 5, 2017, to authorize the applicant to maintain the red iron on the site and complete on the item for the demolition pursuant to the present demolition application and permit issued by the City of Waveland contingent upon the applicant completing all demolition by that date. Demolition of that property by or before April 13th of 2018, with documentation of the completion of the demo and signing off by the City of Waveland, contingent upon the applicant also submitting, by or before April 13, 2018, the plans for the reconstruction of the building maintaining the red iron, certified by an Engineer, and with a cost estimate. On the condition that either one of these items are not met, the City of Waveland's December 5th 2017 order will be maintained with full force and effect and the City has waived nothing. No loss will be contingent upon the applicant within 90 days of the approval, if any, by the City of Waveland's building office of the proposed plan, completing any and all construction with the caveat that the applicant may request additional increments of 30 days for completion of that construction, but with the applicant having no right to appeal any denial of the City of Waveland's denial of any extension request, and the City otherwise maintaining any and all rights it has under the December 5th, 2017 order." So, an update was given April 18th, 2018 on the progress of that timeline that was established on the April 3rd, 2018 regular meeting. There was no progress to give to the Board. None of the conditions had been met. There was no Building Permit issued, and no plans for reconstruction of the building certified by an Engineer submitted. Again, on June 20th, there was another Board update; the property owner was still not in compliance with the conditions set by the April 3rd, 2018 hearing. It was told to Mayor Smith that Bill, (Carrigee) Jr. would be handling Day's Frontier from now on, and that he would come up with a set of plans the week of June 20th, 2018. July 3rd, 2018; again, there was another update to the Board by Building Official Josh Hayes, and again there was no compliance to submit, only that the red iron appeared to be again, still decaying and exposed to the elements. Is that a correct rendition of the history, (Building Inspector)?

Mr. (Josh) Hayes (Building Inspector) – Yes.

Mrs. Yarborough: Do you have any; have you had any contact with the property owner since July 3rd?

Mr. Hayes: Since July 3rd, I have had contact with the property owner, Mrs. Tang. She came by the Building Office and picked up her plans. Said she would bring the plans to Mr. Necaise for further design, to where she could get a permit. She said she thought Bill (Carrigee) had submitted these things before, but it wasn't done, so.

Mrs. Yarborough: Had those plans been submitted stamped by and Engineer?

Mr. Hayes: No

Mrs. Yarborough: Alright, has the property owner, since that time, made any efforts to perfect any Building Permit?

Mr. Hayes: No

Mrs. Yarborough: Has she submitted... To your knowledge, is the demolition finished?

Mr. Hayes: No.

Mrs. Yarborough: Okay, what's left of the demolition to be done?

Mr. Hayes: Let me show you a picture real quick (using the Smart Board to show photographs-See EXHIBIT) If you see there, I handed it to you in your packets. This is the review of the project back in April, and every time that they contact me I made a note on here, and you will see the plans they submitted are attached; the two pages, the next two pages, and then just correspondence. The next packet is current pictures of the property still out of compliance with everything. (EXHIBIT A)

Mrs. Yarborough: Well let's do this exhibit; we'll make this exhibit, the first packet which is the letter on Waveland letterhead, which contains the building plans attached to it. Let's make that Exhibit A.

Mr. Hayes: You'll see here the third picture back, there's still debris all over the property.

Mrs. Yarborough: Which packet is that?

Mr. Hayes: This is the current picture packet.

Alderman Burke: It's this one.

Mrs. Yarborough: Okay, we'll make that (EXHIBIT B)

Mr. Hayes: About 3 or 4 pages back, you'll see debris that's everywhere. It's still overgrown.

Mrs. Yarborough: So page 3.

Mr. Hayes: um hmmm.

Mrs. Yarborough: That, I think that's page 6.

Mr. Hayes: Okay.

Mrs. Yarborough: And when were these pictures taken?

Mr. Hayes: Today.

Mrs. Yarborough: Okay, and you took these pictures?

Mr. Hayes: Right.

Mrs. Yarborough: And do they accurately represent the state of the property when you took those pictures.

Mr. Hayes: Yes. And I mean, a comment is that, for a demo permit to be completed, you have to remove all the material, to where it's not looking the way it is now.

Mrs. Yarborough: Are there any other... this seems to be a package of a, do you know how many pictures are in here? I can count them real quick.

Mr. Hayes: I am sorry I should have remembered those.

Mrs. Yarborough: That's okay. Twenty-Five.

Alderman Richardson: Rachel (Yarborough), Ms. Ivey just entered, Ms. Ivey is here.

Mrs. Yarborough: Okay, good. So, what other pictures are mentionable in this packet of Exhibit B?

Mr. Hayes: The rest of the pictures show the overgrowth on the property, extreme overgrowth. In some situations, I couldn't even inspect the metal, and also you know main supporting beams, poles in the middle deteriorated beyond repair-basically in my opinion, bolts missing, metal rusted and deteriorated beyond repair.

Mrs. Yarborough: Which pictures specifically would be... would that picture right there, which is number sixteen in the packet, would that be evidence of that red iron, that in your opinion would be beyond repair.

Mr. Hayes: Correct, all the pictures I took of the red iron are pictures that I believe contribute to the disrepair.

Mrs. Yarborough: So demolition has not been complete as ordered and agreed in the April 3rd, 2018 Board Order, is that correct?

Mr. Hayes: Correct.

Mrs. Yarborough: And to this date, you've not received any building plans that were stamped by an Engineer?

Mr. Hayes: I have not.

Mrs. Yarborough: Have you received anything that's been stamped by an Engineer on this property?

Mr. Hayes: No.

Mrs. Yarborough: And was the property owner notified to be here today?

Mr. Hayes: Yes.

Mrs. Yarborough: Okay, and what forms of notice did you send out?

Mr. Hayes: I posted notice at the property in question, I posted notice at City Hall at three different locations entry points, and I posted; actually mailed it to the advalorem tax on record, the address, and then the actual property itself, certified and regular mail.

Mrs. Yarborough: And that would be this packet of pictures, it's four pages in length, your notice.

Mr. Hayes: Yes.

Mrs. Yarborough: We'll label that Exhibit C and it's five pages, and Exhibit D will be the email between City Attorney and Mr. Bill Carrigee. So in your opinion, should the Board Order from December 5th be executed at this point on this property?

Mr. Hayes: I do, yes.

Mrs. Yarborough: The Board has any questions?

Alderman Burke: No.

Alderman Lafontaine: Would that be from the December 5th or from the...

Mrs. Yarborough: The April 3rd only reinforces the December 5th; what it does is gives the applicant the opportunity to meet these timelines in order to set aside that December 5th finding, and that's not been completed.

Alderman Piazza: Josh has requested things from the owner of Mr. Carrigee, but no response. Is that correct Josh?

Mr. Hayes: Well, in April they submitted a floor plan, but we know, you know from these minutes, what were actually asking for.

Alderman Piazza: But we never received an Engineer's stamp or nothing.

Mr. Hayes: Never did, no. The purpose of the Engineer's stamp is basically to certify what's there existing, and what they plan to do with it. And I've got no record, nothing, eight months later

Alderman Piazza: I don't remember the exact date of the meeting, but Mr. Carrigee was here, and he stood right there and he said, "Oh yea, I can get an engineer to stamp off on it."

Mrs. Yarborough: That was our December 20th meeting and the April 3rd. Each time he's appeared before the Board he's stated that and that it would be coming within a week.

Mayor Smith: Any other questions from the Board? I feel that, just speaking my mind for a second, I feel that we've been more than lenient to try to turn this into something rather than tear it down, but... So do we need to vote?

Mrs. Yarborough: Well, we'll give Ms. Ivey and opportunity to address the Board, if she'd like, then we need to go to the Public to see if they have any comment also.

Mayor Smith: Ms. Ivey would you like to come speak on behalf of your building. Mr. Brian (Therolf), are you representing Ms. Ivey?

Mr. Therolf: I'm a resident of Waveland. (inaudible from back of room)

Mrs. Yarborough: If you would just give your name and address, for the record please.

Mr. Therolf: Brian Therolf, 210 Gulfside Street.

Mrs. Yarborough: And let the record reflect that Ms. Tang is present and has pointed to Mr. Brian to, I guess speak for her?

Mr. Therolf: Well, speak for the project and for the continuance of it. Ms. Ivey has been, and tonight is a prime example, has represented by Mr. Bill Carrigee, and Mr. Bill Carrigee has more than dropped the ball in representing Ms. Ivey. She's paid him, he has promised her drawings. He has promised her things that he has not lived up to. He has promised her that he was going to be here this evening. She just was able to get a hold of him; "I'm not going to be able to make it". So, Ms. Ivey is the property owner. Ms. Ivey has been a small business owner in Waveland for eleven years. She has been a resident of Waveland; she was a neighbor of Alderman Richardson's for a time. She lives in Bay St. Louis now. She purchased this property to improve it, to move her business and to open up for other businesses. And I'm the first one to acknowledge this is a mess, and it hasn't proceeded correctly because she has been misrepresented by Bill Carrigee. This property, and red iron that is stills standing there, the pictures that have been shown here, that are showing right now, those that show all of the heavy corrosion, those are non-structural members, that probably, yes they should have come down prior to now. But that is the structural core that Ms. Ivy wants to use in her new construction. Now a local Engineer has been involved, and yes, he has not stamped the plans yet, and he represented to the owner last week that he will stamp them, he was working with Bill (Carrigee) on that. This is another thing that Mr. Carrigee has let her... has misrepresented to her. I'm going to go back to... Ms. Ivey has been a resident of the Gulf Coast here for nineteen years, she's raised her kids here. Her oldest daughter is entering Ole Miss next week; her second daughter is at Mississippi Math and Science in Columbus on a full scholarship. Her oldest son, who is a sophomore at Bay High is applying to Mississippi Math and Science, and has a very good opportunity of being accepted. You couldn't find a better resident and a better business person. I can understand why the City is not, I understand, well let me excuse that... I understand you've been trying to work with Bill. Bill has a history here. Bill has a history on the Coast. He has fallen on his face on this. That isn't Ms. Ivey's fault; she has purchased this property over two years now and she's trying to do something with it. She has other people that will get involved.

Mrs. Yarborough: When did she buy, I thought she bought it before 2015.

Mr. Therolf: Pardon me.

Mrs. Yarborough: I thought she bought it before 2015. Could, no? That's when the last demo permit was pulled.

Yen Tang (Ms. Ivey): The end of 2015 (from back of room)

Mrs. Yarborough: She bought it in 2015, okay.

Ms. Ivey: The end of 2015.

Mrs. Yarborough: Okay.

Mr. Therolf: The end of 2015. Her intention, and she is proceeding with it, so I, at this point, I believe the City needs to work with her. She will get somebody else to complete

the project for her and complete it correctly. I see no reason to take her property, the red iron that has structural, that is structurally viable and that has value. Why encumber the property, a piece of property that's been sitting for thirteen years since Katrina, why encumber it with a tax lien?

Mrs. Yarborough: Well, and that's been, I guess the frustration of the Board also, is that since December of 2017, we've been, I guess allowing continuances to get that Structural Engineer's evidence that it is viable, and that it's not been given to the Board to date.

Mr. Therolf: I understand that completely, but we've had the wrong person leading this parade.

Alderman Richardson: With respect to Ms. Ivey, we've sat here as a Board and we're, you're correct, we let it go on too long with the contract that she accepted, but I'm still at the point where I would rather see a building there on this property.

Mr. Therolf: And that's what she's proceeding with. You aren't going to get a building there if you put an encumbrance on that project. You're gonna just put that piece of property sitting longer if you put an encumbrance on that project that makes it difficult for her.

Alderman Richardson: Right, well I'm thinking...

Mr. Therolf: We have a Travel Inn Express out here. The demo permit was taken out in 2014. The demo permit was taken out in 2014. One wing was demo'd then. There's people working off that piece of property. I walked that piece of property yesterday. There was two cars parked in the parking lot. A couple of the doors were closed of the units that are still standing there. All the other units were wide open. You could see nothing but trash in those units. Mattresses turned over, furniture turned over, things like that. I've seen commerce in and out of that property today. There's people working off that property. There's other pieces of property that are not being focused on or being pursued. Here's a local, local business person that's not being focused on or pursued. Here's a local, local business person for eleven years. Alderman Burke knows her landlord, her landlord told Alderman Burke she pays her rent like a slot machine. He, wouldn't, I imagine he doesn't want to see her build her own business and move out either. She's his best tenant. He had nothing but good things to say about that business.

Alderman Richardson: If I could speak, I don't think the Board is trying to stop this project. I'm to the point to where I would like to see another Contractor come in and give us all the information that our Building Official is asking for and lets continue on with this property.

Mr. Therolf: I understand, I understand (inaudible). Give her the opportunity.

Alderman Richardson: I agree.

Mr. Hayes: I would like to make a comment.

Mr. Therolf: There are some comments being made about things falling down and there being a nuisance for people that walk across. The frontage of her property is about thirty feet off the asphalt of 90. The front slab of the building is approximately another 30 feet. There isn't anybody that's going from point a to point b that's walking across that slab.

Alderman Richardson: I've witnessed it, I will say I've witnessed people walking through there, that was me that made the comment with the steel over their head.

Mrs. Yarborough: And there is a community of homeless people who kind of live in those back woods back there, that traverse.

Alderman Richardson: There's a whole village that lives back there.

Mr. Therolf: There's a village at the Travel Inn Express also.

Mrs. Yarborough: And not to interrupt, but that doesn't necessarily have to do with today's hearing, what's that got to do with the price of tea in China. We need to...

Mr. Hayes: Why don't you complain to the Office?

Mrs. Yarborough: We need to, yea, make a formal complaint and we'll proceed with that one also. But to kind of stay on track to, I guess to make progress on this parcel, I think we need to concentrate our efforts of what's going on here.

Mr. Therolf: Exactly, but let's not be selective also.

Mrs. Yarborough: Well, we respond to complaints so...

Mayor Smith: And Mr. Brian being honest, this entire Board wants to see two business there, we don't wanna tear down what's good. I mean I think that's evidenced by the amount of time that we have involved in it, we wanna see it, we do.

Alderman Lafontaine: We had approved exactly what we was presented, which was, they're gonna take all of the shell off it and keep the structural steel. We approved that.

Mr. Therolf: Yes, yes.

Alderman Lafontaine: And clean up the property and all around it, and maintain everything. But even that part hasn't been done. It's just the property around it too.

Mr. Therolf: Alderman Lafontaine, I don't dispute the property needs to be cleaned up further, and the weeds, and what does not need to be cut down, and I've investigated a weed killer that can be applied that will keep the weeds down after their cut down. At this time and some more clean up needs to be done yes, but there's also an old pawn shop right to the east of this. There's weeds that haven't been cut in years, that pawn shop hasn't been open in five years at least.

Mrs. Yarborough: Again, if we could concentrate on this parcel.

Mr. Therolf: That's a neighbor right next door.

Mrs. Yarborough: Okay, but that's not this parcel.

Mayor Smith: Yea, I mean we know those, I know personally, because I dealt with them when I was Fire Chief. We had well over 400 properties that we were dealing with just like this.

Mr. Therolf: I could, we could debate this all night.

Mayor Smith: Absolutely.

Mr. Therolf: And yes, I get off as Mrs. Yarborough points out, you know, lets focus on this. Lets not talk about across the street.

Mayor Smith: So what are we talking, what are we talking about here, and look, I look at you because...

Mr. Therolf: I, she has proved herself as a local businessperson.

Mayor Smith: I don't dispute that. I like Ms. Ivey.

Mr. Therolf: We, we've got a, I'm getting off, I was going to start talking about...

Mayor Smith: Lets talk, what, what are we looking at time wise if we, if the Board said okay well, you know we'll...

Mr. Therolf: The property will be cleaned up, the weeds will be cut, the trash is still laying around, the mattress is there that somebody hauled in and the trash at the back of the building, that will be cleaned up. These corroded pieces, which are not structural members, a lot of that is infill from where the roll up door used to be for the feed store should have come off before, we'll get that off. And she'll have to proceed with the other contractors and the Structural Engineer that is involved to this date to get you the design. But as far as a time plot, Bill 'Ivey' was wrong in agreeing to 'well I can do it in 45 days' 'I can do it in this and that' and everything else.

Mayor Smith: You mean, Bill Carrigee.

Mr. Therolf: Once a set of plans goes in for a permit and a permit is issued, that permit is issued for a 180 days.

Mayor Smith: That's right.

Mr. Therolf: That permit is issued for 180 days and at the end of a 180 days, just as the car wash, they have it extended. The car wash is taken over a year and its still not done and they've been in operation, they've been in business for three months. So I'm not gonna tell her, tell ya, because I can't speak for that, that she's gonna have it done in 68 days. When she gets up to the point and gets a permit hold, that's 180 days right there.

Mrs. Yarborough: Well I'll say this, what we have, and appreciate this as a from a City prospective, what we have is a parcel that's been declared a nuisance and unsafe for the Community since December 5th of 2017. And we've given opportunity after opportunity for a, an engineer's report to verify her position that the red iron is structurally sound. So, I guess a commitment to improvement, or at least to address the immediate issues, I think is required to keep the City safe from liability because we've already declared that its' unsafe and that it's a hazard. And we don't have any other evidence otherwise by someone who has a particular knowledge about red iron besides our Building Official. So I guess it's... to leave a liability out there without a timeline is concerning to me, especially given the history because I think what is important is that there's progress made.

Mr. Therolf: I can't dispute that, Mrs. Yarborough and we've gone through that. Mr. Carrigee has not represented her correctly.

Mrs. Yarborough: Well does he, does...

Mr. Therolf: She's the, she is the property owner.

Mrs. Yarborough: Is she still present?

Mayor Smith: She is.

Mrs. Yarborough: If she could just tell us if he still represents her or not. That would be helpful or who, you know, what cause she did fine addressing the Board the first time of really what her plans are, who she's considering as a Contractor, who her Structural Engineer is. I mean, we've gotten the names of two different Structural Engineers and, and never gotten, and now three and never gotten any kind of a letter from any of them.

Mr. Therolf: Well, now obviously I need to get more involved. I'm completely just flabbergasted as you are tonight sitting there. As of two o'clock this afternoon, Bill Carrigee was going to be here in his full bliss. I'm just as surprised as you are. So she needs, until the next City Council meeting anyway, to get everything in, her ducks in a row, and to make her presentation to the Board of Aldermen.

Mayor Smith: And the timeline I was talking about was correcting the safety issues, and the, the tall grass and all that sort of stuff. Not really when is it going to be completed, it's when are we going to get these things taken care of, so that we feel better as a Board going forward, that yea were getting somewhere.

Mr. Therolf: The next City Council Meeting is?

Alderman Piazza: Next Tuesday.

Mayor Smith: Next Tuesday.

Mr. Therolf: Next Tuesday, we'll have a calendar for you.

Mayor Smith: What is y'all's thoughts?

Alderman Burke: I still go with my original thing I said in December, being, it needs to come down, so.

Alderman Piazza: We can have something in place by next Tuesday? What you think Bobby?

Alderman Richardson: I still, I mean I still wanna see a building there, I mean, but I made the comment about the steel. I want to know that a Engineering Firm signed off on this steel to take the liability off of this Board and this City.

Mr. Therolf: We'll have that information for you in black and white, next Tuesday.

Mr. Hayes: Just wondering when, it's been 8 months.

Mr. Therolf: I'm talking to the Board.

Mr. Hayes: We hear you.

Mayor Smith: Alright so, by next Tuesday, we'll have, what, what are we going to end up with on Tuesday?

Mr. Therolf: "We're either fishing or cutting bait".

Mayor Smith: So, is, I mean like the grass and stuff going to be addressed by then or, and what about the rusty non-supporting members that obviously, I mean you could tell their not supportive.

Mr. Therolf: We'll have that addressed also. And we'll have somebody that is educated and is a Engineer, certified Engineer.

Mayor Smith: Yea, cause you know quite honestly it is disheartening, and I know Jeremy's frustration, he's been trying to get this done, just like the rest of us.

Mr. Therolf: Well he's been tearing it down for a long time. That's been his motto.

Mayor Smith: Well that's his opinion, and of course.

Mr. Hayes: Mine too.

Mayor Smith: But that's what I like about this whole.

Mayor Smith: Do we need to vote?

Mrs. Yarborough: Well actually, we need to go to the Public, see if there's any other public comments. Is there anyone else who wishes to speak on this property? It's at the pleasure of the Board now to either enforce the December 5th order, and go out for quotes for demolition or...

Mayor Smith: Or extend it to Wednesday.

Mrs. Yarborough: Or extend to...

Mayor Smith: To the first meeting?

BLIGHTED PROPERTY/900 HIGHWAY 90/DAY'S FEED STORE

Re: Obtain Quotes for Demolition of 900 Highway 90 (Died for lack of a 2nd)

Alderman Burke moved to go out for quotes for demolition 900 Highway 90, (Old Day's Feed Store.

Motion dies for lack of a second.

BLIGHTED PROPERTY/900 HIGHWAY 90/DAYS FEED STORE

Re: Property Owner to present the Board with Certified letter by Engineer

Alderman Lafontaine moved, seconded by Alderman Richardson to allow the property owner to present to the Board, on August 7, 2018, a Certified letter by an Engineer as to the structural stability of the remaining red iron. Property owner has agreed to clean the property and remove the unsafe steel. The Board reserves all rights that the December 5, 2017 Order will still stand, given the action of the Board and the results of the letter from an Engineer.

A vote was called for with the following results:

Voting Yea: Burke, Richardson, Lafontaine & Piazza

Voting Nay: None

Absent: None

Mayor Smith: So, Ms. Ivey you have until the first meeting (of August, namely 8/7/18), with the help of Mr. Bryan, I'm sure, to get the weeds cut, clean the property up, remove the unsafe steel that looks like it is about to fall, and present a plan stamped off by an Engineer.

Mrs. Yarborough: By an Engineer.

BLIGHTED PROPERTY/4022 MEDITERRANEAN STREET

Re: 4022 Mediterranean Street

Mayor Smith: Just as important, 4022 Mediterranean Street, the owner, the current owner is Green Spring Properties, LLC. Is anybody here, come on up sir.

Mrs. Yarborough: If you would just state your name and address.

Mr. Demond: Kelvin Demond, 4022 Mediterranean Street, Waveland, MS.

Mrs. Yarborough: And who are you in relation to the Green Spring Property, LLC? Are you a member, president?

Mr. Demond : No, I'm just somebody who purchased the property.

Mrs. Yarborough: Oh, okay, so you purchased from Green Spring, Okay alright.

Mrs. Fayard: I'm sorry may I get your name again, I apologize.

Mr. Demond: Kelvin Demond D-E-M-O-N-D.

Mrs. Fayard: Thank you

Mrs. Yarborough: So are you living at 4022 Mediterranean Street.

Mr. Demond: (Inaudible) Grass cutting.

Mrs. Yarborough: What's a good mailing address for you?

Mayor Smith: And that microphone is scraping.

Mr. Demond: 412 Diseman, Marrero, Louisiana.

Mrs. Yarborough: Okay, thank you. Okay, as you're aware from that Notice, there's been complaints about the property you just purchased not being in compliance with our Building Codes and our City, City Ordinance regarding our property maintenance. So what is your plan for this property?

Mr. Demond: I'm gonna remodel it and rent it out.

Mrs. Yarborough: Okay, have you boarded up the structure on the property.

Mr. Demond: No, all the windows was intact.

Mrs. Yarborough: Is the door intact.

Mr. Demond: Yea, I put new locks on it.

Mrs. Yarborough: Okay.

Alderman Burke: So, you bought it on the 26th of this month?

Mr. Demond: Yes sir.

Mrs. Yarborough: You're aware that the sewer is running into the woods?

Mr. Demond: Excuse me.

Mrs. Yarborough: The sewer runs into the woods.

Mr. Demond: Yes, I saw it.

Mrs. Yarborough: Okay, that's gotta be fixed **immediately** because that's not just us, that's gonna be MDEQ.

Mr. Demond: So what I need to do just move it forward.

Mrs. Yarborough: You probably need to get with our Building Official and address it, but that is, that's gonna be a real big legal issue.

Mayor Smith: And Josh, let me let me ask you a question cause I know the flood elevation out there is real low; so in your opinion is that over 50% damage as it sits? Is it going to be a problem for Mr. Heisman/Demond?

Mr. Hayes: I'm sorry, I don't think the structure has been flooded. But he can, I can look into that, I don't know for certain. I looked on the inside and it looked like there were studs, just studs showing, and maybe it was flooded. Are you aware of that?

Mr. Demond: I wasn't here.

Mayor Smith: Well I could ask Mr. (Alfred) Harris. Do you remember what year that was moved in Tiger?

Mr. Harris: What year?

Mayor Smith: Yes Sir.

Mr. Harris: It was about 2 years after the storm (Hurricane Katrina-2005). Before Waveland was annexed.

Mayor Smith: Before June of 2006.

Mr. Harris: That trailer was owned originally by my son.

Mayor Smith: Right, that's why I asked.

Mr. Harris: That's why I can answer, in fact he's sitting in here. We moved it there because it was a lot worse shape than what it is. We completely gutted it, we did the outside completely, all the windows in it is brand new. The doors were put in all new. Some of the floors was done, they didn't finish. They ended up in divorce, that's end of story. But, you know I have no problem, my problem is right now you have no power, no water, no sewerage. Y'all know what's been going on at the property and the person involved. Yea, corporate America at it's best, that's what you're doing over here. Soon as they got the notice through Josh that we was doing this hearing. Like he said he purchased this on the 26th, we knew this was coming on the 30th. They sold it to get out from under it. Now my problem is, about 8 years ago or 7 years ago, about 7 years ago, we'll say, that trailer was condemned by Bill Carrige, who we talked about earlier. The gentleman who just purchased it, I felt guilty in a sense, because before when he purchased it, the wire and all was still there. Everything was hooked up. My wife was in the hospital, one weekend, they went in and they ripped it, which we all know what they mean, they went in and took every piece of copper out of it. I appealed to the Mayor at the time and we got it changed over (inaudible). Nothing ever happened; the only thing that happened is the man went nuts on me. And you know, I got mixed emotions. This gentleman come in there, I seen him Saturday for the first time, he was cutting grass and that. My question would be, when does he plan on getting a building permit if he plans on getting a building permit, and does he have the money to do what he's got to do? As far as it being 50% damaged, I would almost guarantee it is, better than that.

Mr. Hayes: When you're dealing with a manufactured home, any flooding it's 50% damage or a 100% damage.

Mayor Smith: Well, this was put in after that.

Mr. Harris: This is put in after Katrina.

Mr. Hayes: Before we annexed as well.

Mayor Smith: Yes.

Mr. Harris: It was before we annexed, that's right. I don't think its ever had water, per say, in it. If it was, it was very little. That end of Indian Street a lot higher than the other end.

Mayor Smith: But in defense of Mr. Heisman/Demond, he just bought it on the 26th and is already cleaning it up, so.

Mr. Harris: Well, my question would be to him, when does he plan on bringing in equipment? I don't want to start this over again, I been dealing with this situation for too many years to go through it again.

Mayor Smith: Well, it was more or less the resident that was there, versus the building.

Mr. Harris: Well that's all part of it, lets be honest. I took pictures of it and I'm assuming he has some with him, not only of the outside, he took pictures from the

windows on the inside, couldn't get in at the time. So I mean, possibly look at the pictures and y'all make you're decision.

Mayor Smith: Thank you Mr. Tiger. Yea, so I would only assume, and I'm going to make this assumption that speaking on my behalf is that you just bought it, you're already making a difference there. Once you pull your permit and then all those other things that come into play, right Josh?

Mr. Hayes: Right.

Mayor Smith: So, I don't know how much you paid for it, don't wanna know, all we wanna know that you're gonna do, gonna go in there and fix it. Look, if you're gonna rent it, I'm sure it won't take you long; make your money back. Thank you for buying it, cause Mr. Harris has drove me crazy with him going crazy, that's a good thing.

Mr. Demond: Yall ain't gonna have no problem. I'm gonna have it up and running.

Mayor Smith: Okay, So Board, this is a totally different situation than we expected coming here too.

Alderman Burke: But here, I guess here's the question, since there's a property owner now, can always go back. Its more of a Police, there's been a squatter in there. If, If..

Lt. (Phillip) Pavolini: We fixen to get with him on that. Just got him (Officer Paul Taylor) to get his information before he leaves, cause if a squatter comes back. It's his responsible to sign the affidavit. We gonna follow up with that tonight.

Alderman Burke: Okay.

Mayor Smith: Cause honestly the guy that was there, the squatter, thinks he also owns Mr. Harris' property.

(Laughter)

Mrs. Yarborough: It's at the pleasure of the Board, you could either continue it till a date certain, to allow him time to...

Mayor Smith: Get his permits and all that stuff.

Alderman Lafontaine: I'm good with that.

Alderman Piazza: Lets continue, let him get his permits.

Mayor Smith: All right, we need a motion.

Re: Extension of Time given to 4022 Mediterranean for Cleanup

Alderman Piazza moved, seconded by Alderman Richardson to continue until future date, the property located at 4022 Mediterranean Street.

A vote was called for with the following results:

Voting Yea: Burke, Richardson, Lafontaine & Piazza

Voting Nay: None

Absent: None

BLIGHTED PROPERTY

Alderman Burke discussed the blighted property notices sent to the following properties sent on June 20, 2018:

- 467 Highway 90, Travel Express Inn
- 624 Highway 90, old Dermatologist's office on the north side of Hwy 90 (there was a notice sent on that for 6/15/18)

Alderman Burke asked if a date for a hearing had been set for those properties. Mr. Hayes said he wanted to speak with the City Attorney regarding the previous Order that may have been made by Board of Mayor and Alderman where Mr. Carrigee was involved; part of it got demolished and part of it did not... and why... Mayor Smith said he remembered going to the Travel Express Inn during the last administration with Mr. Carrigee to inspect the building. Mayor Smith said he remembers Mr. Carrigee allowing one of the two buildings to stay to repair, but the owners never went forward with remodeling the other building. Mr. Hayes said he does not have right of entry to the property to assess it or say it's ready to condemn, but he can tell, from the street, there are

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a lot of things wrong with it. He said he's taken the first step; the next step is to condemn it, have the Board to declare it a nuisance and safety hazard.

ADJOURN

Re: Adjourn the meeting at 7:28 p.m.

Alderman Burke moved, seconded by Alderman Richardson to adjourn the meeting at 7:28 p.m.

A vote was called for with the following results:

Voting Yea: Burke, Richardson, Lafontaine, & Piazza

Voting Nay: None

Absent: None

The foregoing minutes were presented to Mayor Smith on August 24, 2018.

Lisa B. Planchard
City Clerk

The Minutes of the Special Meeting of July 30, 2018 have been read and approved by me on this, the 24th day of July, 2018.

Mike Smith
Mayor

